

## RENTAL MARKET REPORT

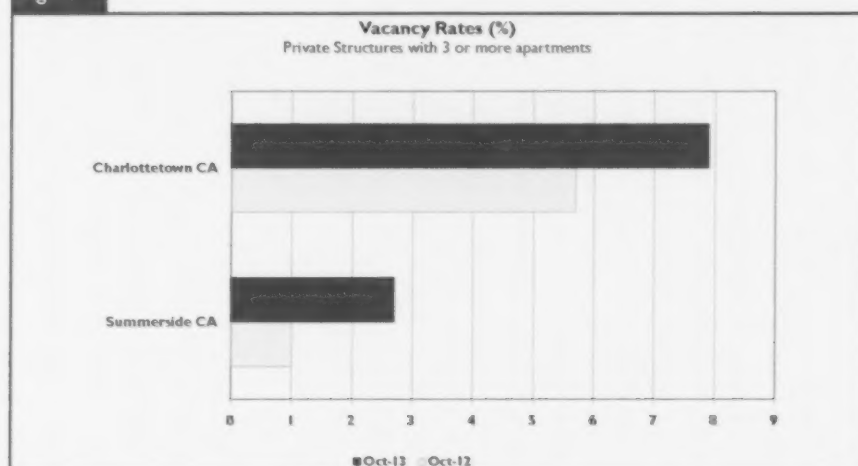
Prince Edward Island Highlights\*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

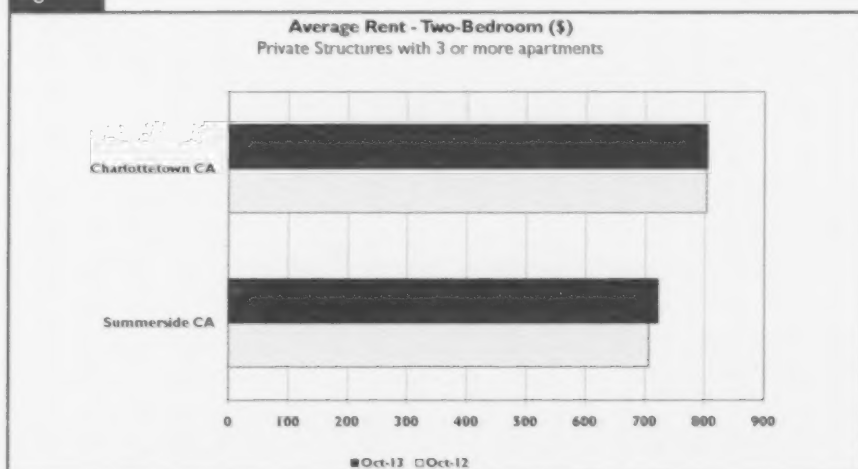
Figure 1



## Vacancy Rate Increases on Prince Edward Island

- The overall vacancy rate in Prince Edward Island's urban centres stood at 7.1 per cent in October 2013, up from 5.0 per cent a year ago.
- Charlottetown's vacancy rate was 7.9 per cent compared to 5.7 per cent last fall.
- Summerside's vacancy rate was 2.7 per cent, up from 1.0 per cent a year earlier.
- The average two-bedroom rent in Charlottetown was \$804, compared to the Summerside average of \$722.

Figure 2



\*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

## Overview

Canada Mortgage and Housing Corporation's 2013 Fall Rental Market Survey<sup>1</sup>, which was conducted during the first two weeks of October, indicated that the overall vacancy rate in urban centres<sup>2</sup> of the province was 7.1 per cent in October 2013 compared to 5.0 per cent a year earlier. Charlottetown's vacancy rate was 7.9 per cent compared to 5.7 per cent last fall, while Summerside recorded a vacancy rate of 2.7 per cent, compared to 1.0 per cent a year earlier.

## Vacancy Rate Trends

For the third consecutive year, the vacancy rate in the Charlottetown area increased, as the supply of new units outpaced demand. Since the beginning of 2009, the Charlottetown area has added more than 1,200 new rental apartment units to the local apartment universe. This level of construction is well above the ten-year average of 130 units per year and is equal to the total level of apartment construction during the previous 18 years combined. This level of construction paired with a significant decline in demand, from falling international migration and increased out-migration, pushed up the vacancy rate for apartment structures containing three or more units in the Charlottetown CA.

In Summerside, the level of construction of new rental projects remained within the ten-year average during the past two years, after a significant increase in 2011. As such, the steadily growing population has

been able to generate sufficient rental demand to almost fully absorb the new rental stock on an annual basis. This year, the vacancy rate of 2.7 per cent in Summerside was much lower than Charlottetown's.

## Average Rents

The average rent (based on structures common to both the 2012 and 2013 surveys)<sup>3</sup> for all bedroom types increased by 1.5 and 1.4 per cent in Charlottetown and Summerside, respectively. According to data collected in the 2013 survey, the average two-bedroom rent in Charlottetown was \$804 per month, while the average rent in Summerside was \$722.

## Availability Rates

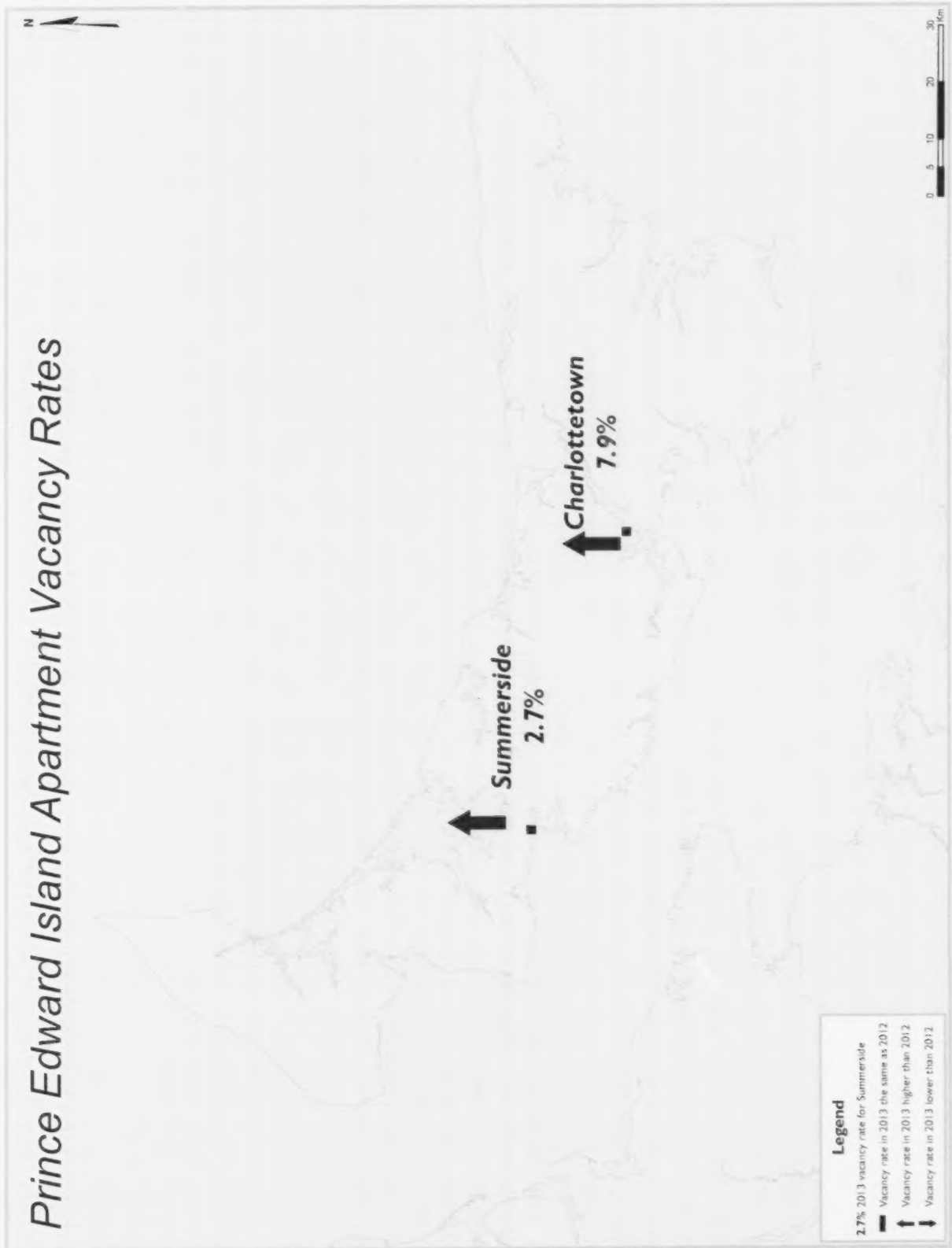
The availability rate in Charlottetown increased to 9.1 per cent in 2013 while in Summerside, the availability rate was 2.7 per cent in 2013.

1 Based on privately-initiated rental apartments in structures of three or more units.

2 Urban centres are defined as centres with a population of over 10,000. Census metropolitan areas (CMA) are based on Statistics Canada definition.

3 When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 Fall rental market surveys, we can get a better indication of actual rent increases paid by most tenants.

# Prince Edward Island Apartment Vacancy Rates



### I.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Prince Edward Island

| Centre                              | Bachelor   |           | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|-------------------------------------|------------|-----------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                                     | Oct-12     | Oct-13    | Oct-12     | Oct-13     | Oct-12     | Oct-13     | Oct-12      | Oct-13     | Oct-12     | Oct-13     |
| Charlottetown CA                    | 4.2        | **        | 3.8        | 5.9        | 6.2        | 8.8        | 9.2         | 9.6        | 5.7        | 7.9        |
| Summerside CA                       | **         | **        | 0.0        | **         | 1.3        | 3.1        | 0.0         | **         | 1.0        | 2.7        |
| <b>Prince Edward Island 10,000+</b> | <b>3.7</b> | <b>**</b> | <b>3.5</b> | <b>5.6</b> | <b>5.4</b> | <b>7.8</b> | <b>6.7</b>  | <b>7.7</b> | <b>5.0</b> | <b>7.1</b> |

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

### I.1.2 Private Apartment Average Rents (\$) by Bedroom Type Prince Edward Island

| Centre                              | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|-------------------------------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                                     | Oct-12     | Oct-13     | Oct-12     | Oct-13     | Oct-12     | Oct-13     | Oct-12      | Oct-13     | Oct-12     | Oct-13     |
| Charlottetown CA                    | 513        | 531        | 631        | 649        | 803        | 804        | 952         | 969        | 758        | 763        |
| Summerside CA                       | 540        | 582        | 534        | 555        | 707        | 722        | 735         | 772        | 687        | 706        |
| <b>Prince Edward Island 10,000+</b> | <b>516</b> | <b>537</b> | <b>624</b> | <b>643</b> | <b>787</b> | <b>790</b> | <b>890</b>  | <b>918</b> | <b>747</b> | <b>755</b> |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ ), d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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### 1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Prince Edward Island

| Centre                              | Bachelor   |            | 1 Bedroom    |              | 2 Bedroom    |              | 3 Bedroom + |            | Total        |              |
|-------------------------------------|------------|------------|--------------|--------------|--------------|--------------|-------------|------------|--------------|--------------|
|                                     | Oct-12     | Oct-13     | Oct-12       | Oct-13       | Oct-12       | Oct-13       | Oct-12      | Oct-13     | Oct-12       | Oct-13       |
| Charlottetown CA                    | 151        | 154        | 1,163        | 1,212        | 2,893        | 3,047        | 235         | 243        | 4,442        | 4,656        |
| Summerside CA                       | 11         | 10         | 151          | 150          | 552          | 574          | 78          | 79         | 792          | 813          |
| <b>Prince Edward Island 10,000+</b> | <b>162</b> | <b>164</b> | <b>1,314</b> | <b>1,362</b> | <b>3,445</b> | <b>3,621</b> | <b>313</b>  | <b>322</b> | <b>5,234</b> | <b>5,469</b> |

The following letter codes are used to indicate the reliability of the estimates:

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- No units exist in the universe for this category n/a: Not applicable

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### 1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Prince Edward Island

| Centre                              | Bachelor   |           | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|-------------------------------------|------------|-----------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                                     | Oct-12     | Oct-13    | Oct-12     | Oct-13     | Oct-12     | Oct-13     | Oct-12      | Oct-13     | Oct-12     | Oct-13     |
| Charlottetown CA                    | 4.2        | **        | 4.3        | 7.3        | 7.9        | 9.9        | 9.2         | 10.8       | 7.0        | 9.1        |
| Summerside CA                       | **         | **        | 0.0        | **         | 1.3        | 3.1        | 0.0         | **         | 1.0        | 2.7        |
| <b>Prince Edward Island 10,000+</b> | <b>3.7</b> | <b>**</b> | <b>4.0</b> | <b>6.9</b> | <b>6.8</b> | <b>8.7</b> | <b>6.7</b>  | <b>8.6</b> | <b>6.1</b> | <b>8.2</b> |

The following letter codes are used to indicate the reliability of the estimates:

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- No units exist in the universe for this category n/a: Not applicable

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### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Prince Edward Island

| Centre                              | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |           | Total      |            |
|-------------------------------------|------------|------------|------------|------------|------------|------------|-------------|-----------|------------|------------|
|                                     | Oct-11     | Oct-12     | Oct-11     | Oct-12     | Oct-11     | Oct-12     | Oct-11      | Oct-12    | Oct-11     | Oct-12     |
|                                     | to         | to         | to         | to         | to         | to         | to          | to        | to         | to         |
|                                     | Oct-12     | Oct-13     | Oct-12     | Oct-13     | Oct-12     | Oct-13     | Oct-12      | Oct-13    | Oct-12     | Oct-13     |
| Charlottetown CA                    | 3.0        | 2.3        | 3.0        | 2.8        | 2.9        | 1.3        | 4.1         | ++        | 3.0        | 1.5        |
| Summerside CA                       | 0.4        | 5.4        | ++         | 3.7        | 1.0        | 1.0        | 0.6         | 4.1       | 1.0        | 1.4        |
| <b>Prince Edward Island 10,000+</b> | <b>2.6</b> | <b>2.8</b> | <b>2.8</b> | <b>2.9</b> | <b>2.7</b> | <b>1.2</b> | <b>3.5</b>  | <b>++</b> | <b>2.7</b> | <b>1.4</b> |

<sup>1</sup>The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category    n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

**Percentage Change of Average Rents (New and Existing Structures):** The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

**Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):** This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

### Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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